

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 248

Case No. 78-23

November 15, 1978

The application in Case No. 78-23 is a request from Beatrice Fuchs, Carmen Sorbello Sasmore, Ann Forgarty, Fortney H. Stark, Alejandro Palau, Manuel and Gladys Palau, B. Waring Partridge, the National Association of Counties, and Thomas and Maggie Campbell, for a change of zone from R-4 to SP-1 lots 19, 20, 45, 23, 825, 833, 27, 830, 30, 22, 832, 28, and 32 in square 733. The subject property is located in the one-hundred block of "C" Street, S.E. The subject square and the surrounding area in which the site is located is basically residential and is developed predominantly with row houses.

The Commission notes that the properties proposed for rezoning are not contiguous, in that lots 25, 26 and 29 are not included in the application. The property proposed for rezoning is thus divided into three parts, and rezoning as requested would create an uneven, inconsistent zoning pattern in the block. The Commission also notes that the SP-1 District is designed to serve as a transition or buffer between commercial and residential areas. There are no adjoining commercial districts in the subject area.

The Commission believes that the applicants have failed to demonstrate why the existing R-4 zoning is not appropriate zoning for the site, and additionally, why the SP zoning would be appropriate. The applicant has failed to meet the burden of proof required to show that the case should be granted a public hearing.

The Commission also notes the report of the Municipal Planning Office, which recommended that the application be denied, stating that the subject site is located in a square which is predominantly residential in character and is developed with residential structures in excellent condition which contribute to the limited housing stock of the District of Columbia, and that rezoning to SP-1 would change the residential housing opportunities.

The Commission also notes the position of Advisory Neighborhood Commission 6B and the Capitol Hill Restoration Society which both recommended that the application be denied without a hearing. Based on the foregoing reasons, the Commission therefore ORDERS that no hearing on this application be set and that the application be DENIED.

By order of the Zoning Commission of the District of Columbia.

A handwritten signature in cursive script, reading "Steven E. Sher", followed by a horizontal line and the initials "EST" to the right.

STEVEN E. SHER
Executive Director

Vote of the Commission at the meeting held on November 9, 1978: 3-0 (Walter B. Lewis, George M. White, and Theodore F. Mariani to deny, Ruby B. McZier and John G. Parsons not present not voting).